



Key Largo Plan

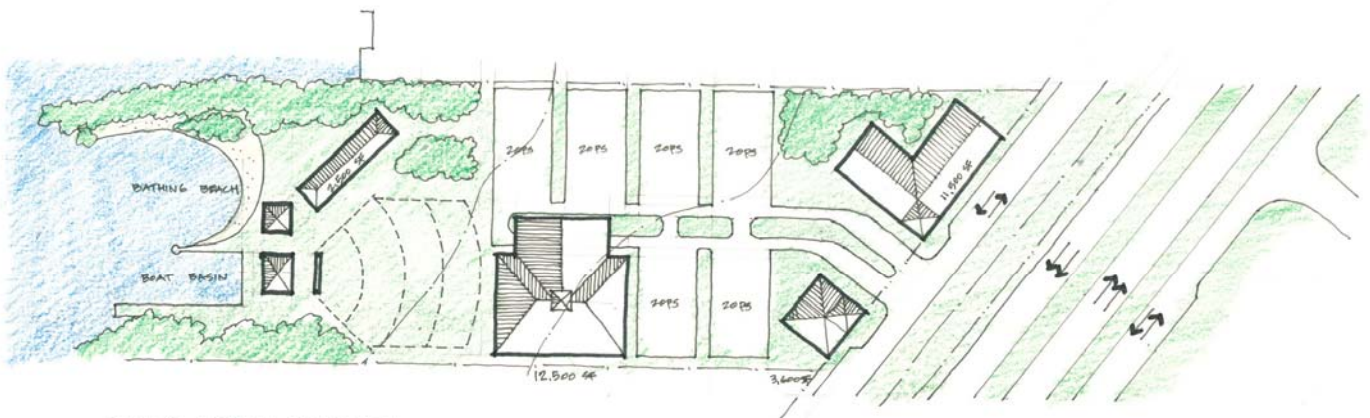
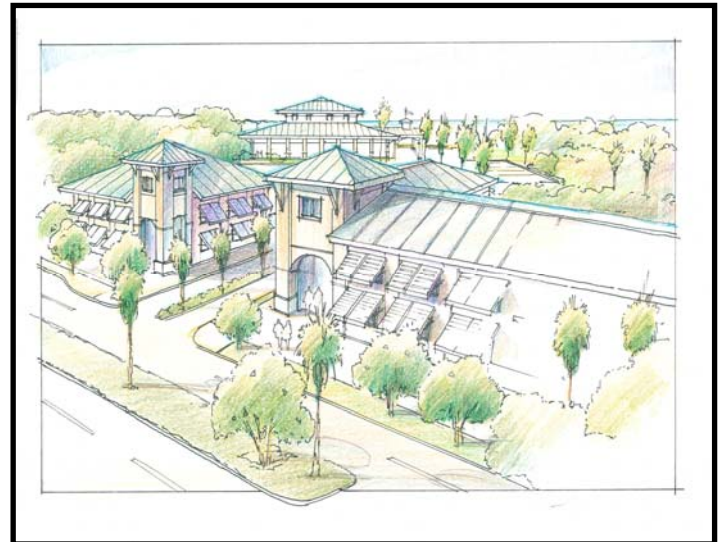
Monroe County's Livable CommuniKeys Program

At the October 8, 2004 Design Workshop a team of Architects, Landscape Architects and Urban Designers from the planning consultants of HDR presented several design ideas for Key Largo. The designs are conceptual and will evolve with the planning process. Public input is encouraged.

The Government and Cultural Center at the Quay (Option 1)

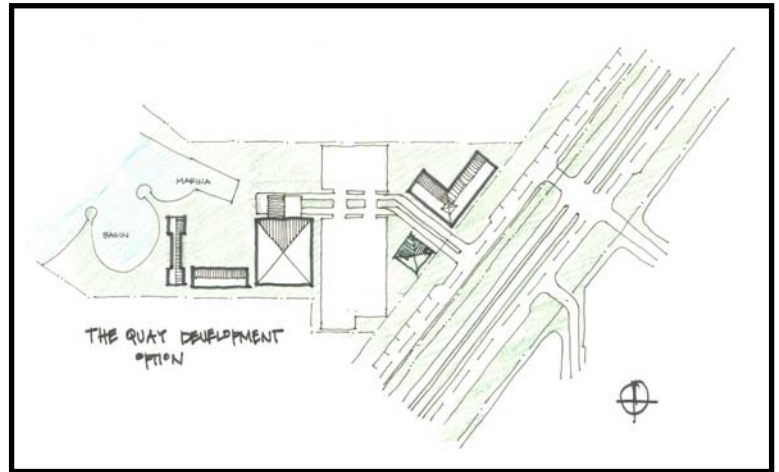
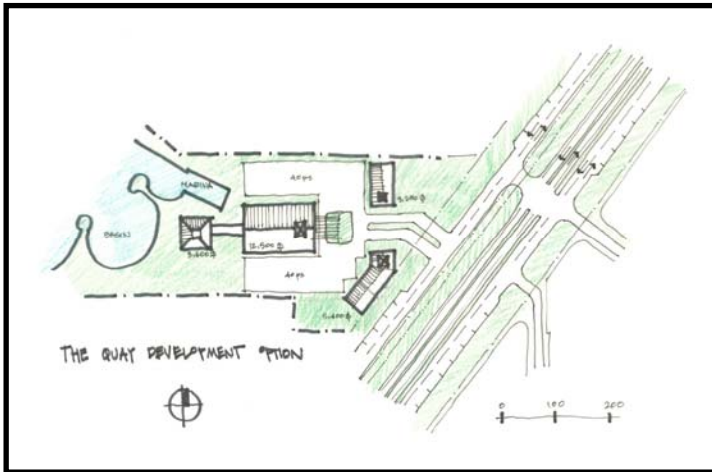
This design proposal features a Keys architectural vernacular with metal roofs and Bahama Shutters. A pleasing village style is created using multiple, smaller buildings. Existing mature trees are avoided by the buildings and integrated into the landscape plan.

The site provides office, meeting and community space in three buildings. This campus style approach is pedestrian-friendly and on a traditional island scale similar to the current government center on Plantation Key. The area nearest the water is reserved for the public and public events. The public event area envisions open-air pavilions, exercise space, a beach, a kayak launch and a field.



QUAY PUBLIC FACILITY

The Government and Cultural Center (Options 2 and 3)

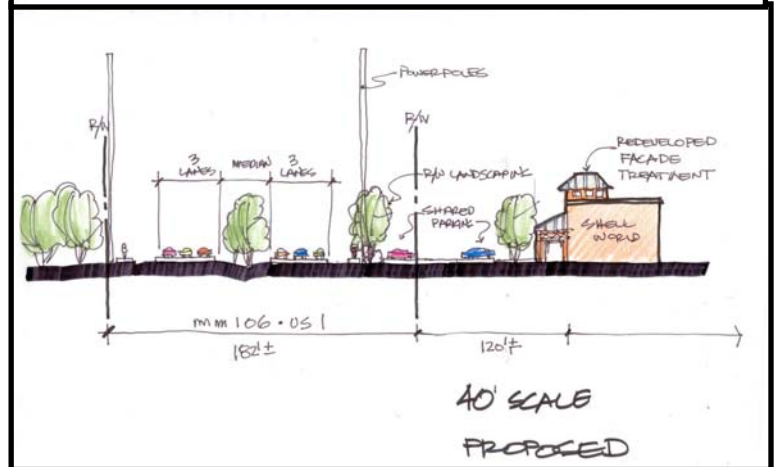
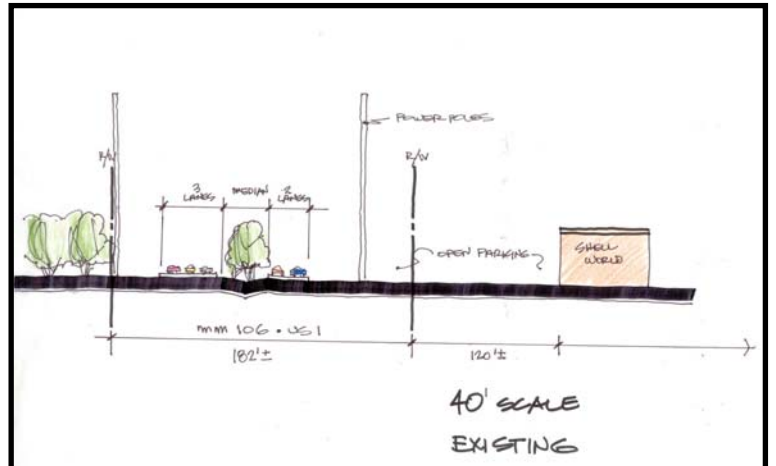
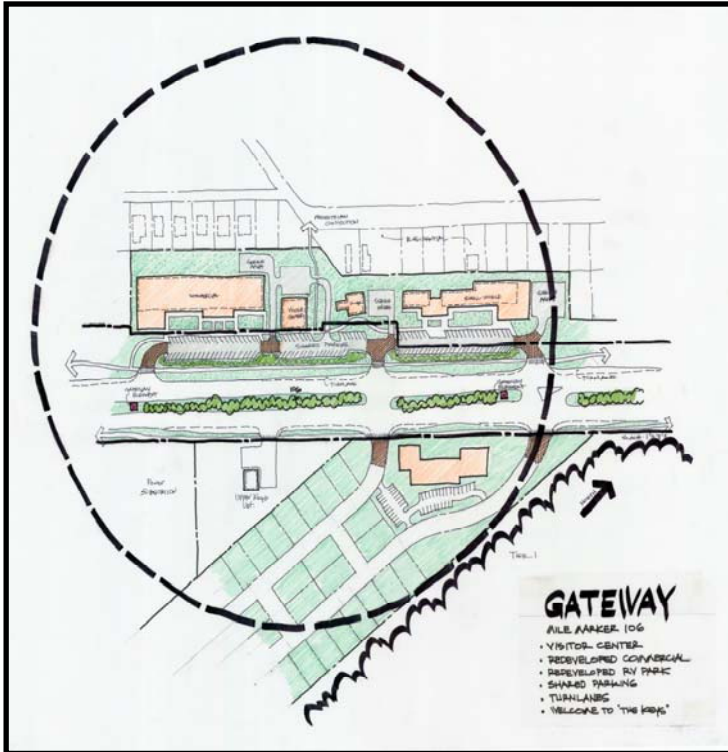


Proposed Mile Marker 106 Design Concept

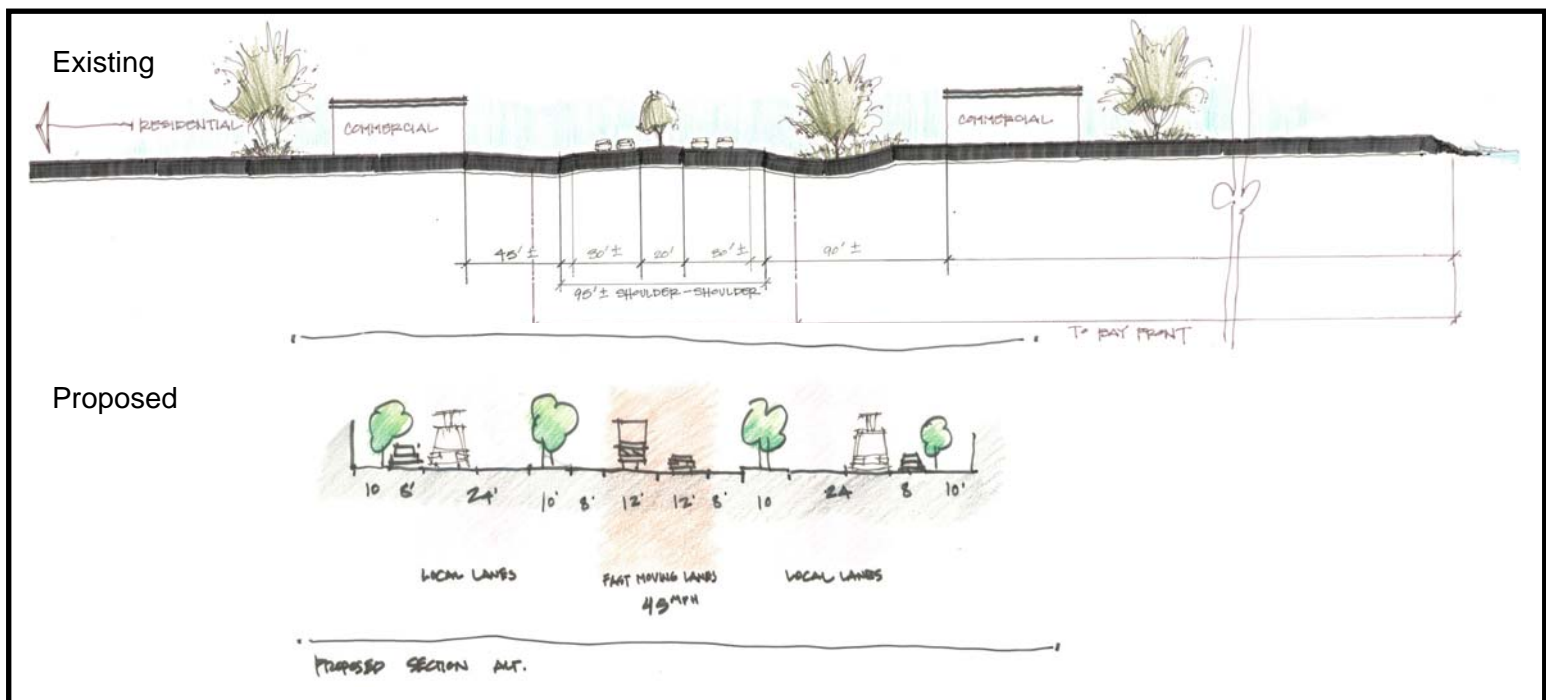


Proposed Mile Marker 106 Design Concept

The corridor enhancement design at 106 calls for a cohesive architectural theme based on the Chamber of Commerce Building. A traffic island is installed on the southbound lane of US 1 and trees are planted on Department of Transportation lands.



US 1 Improvements

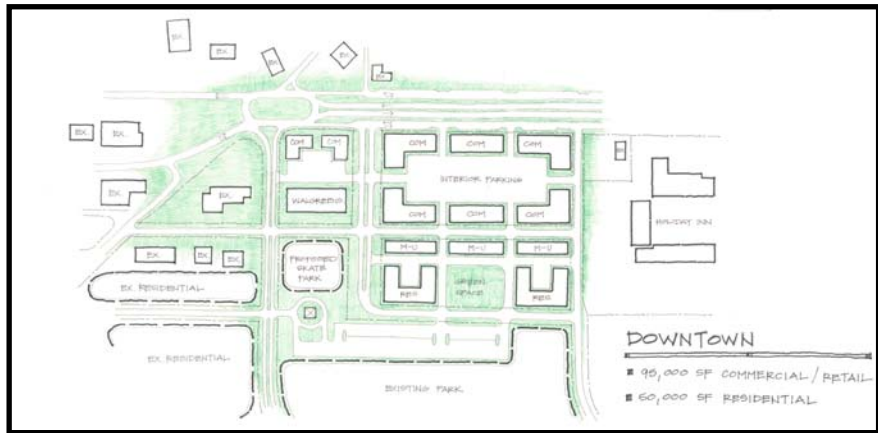
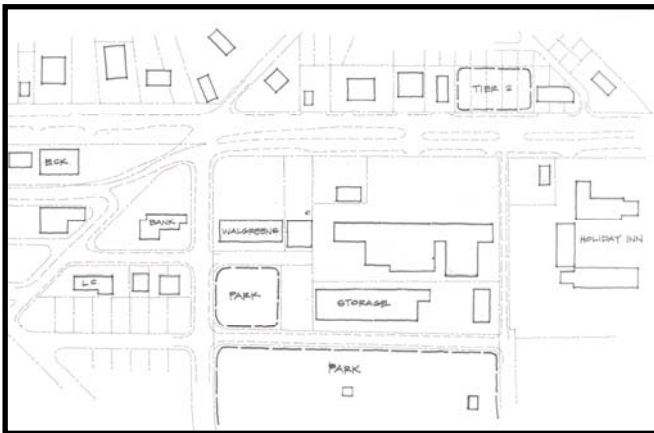


Proposed Downtown at Mile Marker 100 (Waldorf Plaza)



Existing

Proposed



The Waldorf Plaza / Key Largo Community Park area at Mile Marker 100 was identified as the community center of Key Largo in public meetings. Presently however, the area does not resemble a traditional downtown or possess features which bring the population together. The area hosts modern-style strip commercial with large parking lots, little landscaping, excessive signage, and a sidewalk only along one side. The downtown concept introduced by our consultants incorporates neo-traditional, conch style architecture which is both varied and unified. The architecture uses a rhythm of windows, doors, roof pitches and other matching design elements. The signage is unobtrusive. A large parking area is hidden by buildings on the street. A walkable downtown is envisioned where businesses are accessible to pedestrians from the sidewalk. Mixed-use structures have commercial spaces on the first floor and affordable housing above. The proposed traffic circle eliminates the need for a light and improves the flow of traffic.